

## 8.8 Socioeconomics

### 8.8.1 Introduction

This subsection discusses the environmental setting, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the AES Highgrove Project. Subsection 8.8.2 presents the laws, ordinances, regulations, and standards (LORS) applicable to socioeconomics. Subsection 8.8.3 describes the environment that may be affected by construction and operation of the Highgrove Project. Subsection 8.8.4 identifies environmental impacts from development of the power plant, and Subsection 8.8.5 discusses cumulative impacts. Environmental Justice issues are discussed in Subsection 8.8.6. Mitigation measures are discussed in Subsection 8.8.7. Subsection 8.8.8 presents the agencies involved and provides agency contacts. Subsection 8.8.9 presents the required permits and permitting schedule. Subsection 8.8.10 provides references used to prepare this subsection.

The Project Site is located at 12700 Taylor Street in the City of Grand Terrace, San Bernardino County. It is the site of Southern California Edison's (SCE) former Highgrove Generating Station. The existing facility will be demolished, and development of the Highgrove Project will take place on the former Tank Farm Property. For this project, the region of influence is the San Bernardino and Riverside Counties.

Though the Project Site is in the City of Grand Terrace, the gas line corridor crosses unincorporated areas of Riverside County and the City of Riverside. Land use in the vicinity is irrigated and non-irrigated agricultural, light industry and warehousing, railroad tracks border the site on the east and west, and an irrigation canal runs along the west border. Rural residential uses and urban land uses are located to the north and west of the site.

### 8.8.2 Laws, Ordinances, Regulations, and Standards

A summary of the LORS applicable to the project and a reference to the subsection of this document addressing the project's conformance to them are presented in Table 8.8-1.

#### 8.8.2.1 Federal

Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241 (codified as amended in various sections of 42 U.S.C.) Title VI of the Civil Rights Act prohibits discrimination on the basis of race, color, or national origin by all federal agencies or activities receiving federal financial assistance.

Executive Order 12898, "Federal Actions to Address Environmental Justice (EJ) in Minority Populations and Low-Income Populations," requires the U.S. Environmental Protection Agency (USEPA) and other federal agencies to identify and address whether adverse human health or environmental effects are likely to fall disproportionately on minority and/or low-income members of the community. Applies only to federal agencies, not agencies receiving federal funds.

**TABLE 8.8-1**

Laws, Ordinances, Regulations, and Standards Applicable to Socioeconomics

<b>LORS</b>	<b>Purpose</b>	<b>Applicability</b>	<b>Conformance</b>
<b>Federal</b>			
Civil Rights Act of 1964	Prohibits discrimination on the basis of race, color, or national origin.	Applies to all federal agencies and agencies receiving federal funds.	Subsection 8.8.6
Executive Order 12898	Avoid disproportionate impacts to minority and low-income members of the community.	Applies only to federal agencies. Does not apply to agencies receiving federal funds.	Subsection 8.8.6
<b>State</b>			
Government Code Sections 65996-65997	Establishes that the levy of a fee for construction of an industrial facility be considered mitigating impacts on school facilities.	Colton Joint Unified School District charges a one-time assessment fee to mitigate potential school impacts.	Subsection 8.8.7
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities.	Colton Joint Unified School District charges a one-time assessment fee to mitigate potential school impacts.	Subsection 8.8.7
<b>Local</b>			
San Bernardino County General Plan, Economic Development Background Report	To increase job creation through business expansion.	Encourages industry to locate in the County to create jobs	Subsections 8.8.2.3.1, 8.8.3.3, and 8.8.3.4

**8.8.2.2 State**

Government Code Sections 65996 and 65997 provides the exclusive methods of considering and mitigating impacts on school facilities that might occur as a result of the development of real property.

Education Code Section 17620, listed in Government Code Section 65997 as an approved mitigation method, allows school districts to levy a fee or other requirement against any construction within the boundaries of the school district for the purpose of funding construction of school facilities.

**8.8.2.3 Local****8.8.2.3.1 San Bernardino County**

San Bernardino County General Plan's (June 2005) Economic Development Background Report (EDBR), which was prepared as the basis for the Economic Development Element of the General Plan, calls for the promotion of infrastructure development that would result in increased employment through business expansion. The EDBR states that the Valley Planning Region (which includes the proposed Project Site) is just entering Stage 3 of the three-stage pattern of development. Stage 3 is where an area is capable of attracting high end workers and companies.

The Economic Development Sub-Group of the Economic Development/Public Services Group (EDPSG) is charged with providing comprehensive services and a variety of programs to attract new industry to the County. The ultimate goal of the EDPSG is to maximize employment opportunities and increase capital investment in the County.

Locating the Highgrove facility in San Bernardino County is consistent with these county goals.

#### **8.8.2.3.2 Riverside County**

The Riverside County General Plan (2003) does not have a specific economic development element.

#### **8.8.2.3.3 City of Grand Terrace**

The City of Grand Terrace General Plan (December 1988) does not have a specific economic development element.

### **8.8.3 Affected Environment**

#### **8.8.3.1 Population**

San Bernardino County is bordered on the north by Inyo County, to the south by Riverside County, to the west by Los Angeles and Kern counties, and the east by the state of Arizona. There are 24 incorporated cities in San Bernardino County including Fontana, Ontario, Rancho Cucamonga, and San Bernardino.

During the 1990s, San Bernardino County's population increased at an average annual rate of 1.30 percent, while that of the City of Grand Terrace increased by 1.89 percent (California Department of Finance [DOF], 2005a). In both cases, the growth was greater in the second half of the decade than during the first half. The average annual growth rate for the 2000-2005 period was 1.3 percent for the City and 2.6 percent for the County. The county's growth rate during this period exceeded the State's (1.7 percent). San Bernardino County and California are expected to have their greatest population growth from 2000 to 2010. The City of Grand Terrace, with an estimated January 1, 2005, population of 12,392, is the third smallest city in the county. Historical population data for the City of Grand Terrace and San Bernardino County are summarized in Table 8.8-2. Annual average compounded population growth rates are summarized in Table 8.8-3.

**TABLE 8.8-2**  
Historical and Projected Populations

<b>Area</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2010(p)</b>	<b>2020(p)</b>	<b>2030(p)</b>
City of Grand Terrace	10,946	12,200	11,626	N/A	N/A	N/A
San Bernardino County	1,418,380	1,573,900	1,709,434	2,133,377	2,456,089	2,762,307
Riverside County	1,170,413	1,355,571	1,553,902	2,165,148	2,675,648	3,180,411
California	29,758,213	31,617,000	33,871,648	39,246,767	43,851,741	48,110,671

Source: DOF, 2005a.

Note: Populations rounded to nearest 100.

(p) projected

N/A not available

**TABLE 8.8-3**  
Historical and Projected Annual Average Compounded Population Growth Rates

Area	1990-1995 Percent	1995-2000 Percent	2000-2010 Percent	2010-2020 Percent	2020-2030 Percent
City of Grand Terrace	2.19	-0.96	N/A	N/A	N/A
San Bernardino County	2.10	1.67	2.24	1.42	1.18
Riverside County	2.98	2.77	3.37	2.14	1.74
California	1.22	1.39	1.48	1.12	0.93

Source: CH2M HILL  
N/A = not available

Tables 8.8-2 and 8.8-3 also show the historical and projected population estimates and average annual growth rates in Riverside County. During the 1990s, Riverside County's population increased at an average annual rate of 2.8 percent, whereas the State of California grew at an annual rate of 1.0 percent. Based on population projections by the DOF, Riverside County and California are expected to have their greatest population growth from 2000 to 2010. Historically, the County's growth rate has been increasing at a slightly higher rate than that of the state. However, population growth in the future is expected to decline.

Tables 8.8-4 and 8.8-5 (provided at the end of this subsection) show the minority and Hispanic, as well as the low-income, distribution for the census tracts that are within a 6-mile radius of the Highgrove Project. The minority and income data are from the 2000 U.S. Census data. Of the overall total population within the 6-mile radius, approximately 67 percent are minority, 47 percent are of Hispanic origin<sup>1</sup>, and 20 percent are low-income.

Of the 74 census tracts, only 20 have minority populations that are below 50 percent while about half (34) the tracts have Hispanic population distribution below 50 percent. With respect to income, only 2 of the census tracts have low income population distributions above 50 percent.

Using the 2000 census blocks to more accurately portray those within the 6-mile radius, the minority and Hispanic origin population remain approximately 67 and 47 percent, respectively. Similarly, using the 2000 census block groups to more accurately portray those within the 6-mile radius, the low-income population remains approximately 20 percent. (See Appendix 8.8A for more information on demographics at the smaller census block group and census block levels.)

Figures 8.8-1 and 8.8-2 (figures are located at the end of this subsection) show the percent distribution of minority and low-income populations by 2000 census blocks and census block groups within a 6-mile radius of the proposed Project Site.

<sup>1</sup> Hispanics or Latinos are those people who classified themselves in one of the specific Spanish, Hispanic, or Latino categories listed on the Census 2000 questionnaire—"Mexican, Mexican Am., Chicano," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish/Hispanic/Latino." People who identify their origin as "other Spanish/Hispanic/Latino" may be of any race. Thus, the percent Hispanic should not be added to percentages for racial (i.e., minority) categories.

### 8.8.3.2 Housing

As shown in Table 8.8-6, housing stock for San Bernardino County as of January 1, 2005, was 645,639 units. Single-family homes accounted for 480,059 units, multiple family dwellings accounted for 122,669 units, and mobile homes accounted for 42,911 units (DOF, 2005b). New housing authorizations for San Bernardino County in 2004 totaled 30,361 units; about 83 percent were single-family units and 17 percent were multi-family units. These authorizations were valued at \$5,179 million (DOF, 2005c). The median sales price of existing single family homes in October 2005 in San Bernardino County was \$394,840 (Business Wire, 2005). San Bernardino County's vacancy rate has improved a little between 1990 and 2005 (from 14.4 percent to 11.9 percent). Since the vacancy rate is higher than the federal standard of 5 percent, it indicates that housing within the County is not in short supply.

**TABLE 8.8-6**  
Housing Estimates by City and County, January 1, 2005

Area	Total Units	Single Family	Multi-Family	Mobile Homes	Percent Vacant
City of Grand Terrace	4,495	3,075	1,170	250	5.3
San Bernardino County	645,639	480,059	122,669	42,911	11.9
Riverside County	690,075	491,488	115,058	83,529	13.31
California	12,945,237	8,345,494	4,018,486	581,257	5.9

Source: DOF, 2005b.

As of January 1, 2005, Riverside County had 690,075 housing units, of which 491,488 were single-family homes, 115,058 were multiple family homes and 83,529 were mobile homes (Table 8.8-6). The vacancy rate for Riverside County was 13.31 percent, a figure that is much higher than the federal standard of 5 percent. Thus, housing within the county is not in short supply.

The City of Grand Terrace has a vacancy rate that is slightly above the federal 5 percent standard. Thus, housing shortages are not a problem in San Bernardino County and Grand Terrace.

### 8.8.3.3 Economy and Employment

Between 1999 and 2004, employment in San Bernardino County increased by 95,100 jobs or about 18 percent. This 18 percent increase is about five times greater than California's net increase (3.6 percent) during that same period (California Employment Development Department [CEDD], 2005a). As shown in Table 8.8-7, construction, retail trade, services, and transportation, warehousing and utilities experienced the largest increases in employment. Although employment in construction increased substantially between 1999 and 2004, the contribution of this sector to the San Bernardino County economy remained relatively small, between 5 and 7 percent. Employment losses were experienced in the agriculture and the natural resources and mining sectors.

**TABLE 8.8-7**  
**Employment Distribution in San Bernardino County, 1999 to 2004**

Industry	1999		2004		1999-2004	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Agriculture	4,100	1	3,300	1	-20	-4.2
Natural resources, mining	800	0	700	0	-13	-2.6
Construction	28,000	5	41,100	7	47	8.0
Manufacturing	65,800	13	68,800	11	5	0.9
Wholesale trade	22,400	4	27,600	4	23	4.3
Retail trade	64,500	12	76,200	12	18	3.4
Transportation, warehousing, and utilities	34,600	7	40,800	7	18	3.4
Information	7,300	1	6,800	1	-7	-1.4
Financial activities	19,100	4	24,600	4	29	5.2
Services	167,200	32	209,600	34	25	4.6
Government	104,900	20	114,300	19	9	1.7
<b>Total employment</b>	<b>518,700</b>	<b>100</b>	<b>613,800</b>	<b>100</b>	<b>18</b>	<b>3.4</b>

Source: CEDD, 2005a.

San Bernardino County is in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), which is comprised of the counties of Riverside and San Bernardino. Between 1999 and 2004, employment in the Riverside-San Bernardino-Ontario MSA increased by 208,500 jobs or about 22 percent. This 22 percent increase is almost six times greater than California's net increase (3.6 percent) during that same period (CEDD, 2005a). As shown in Table 8.8-8, agriculture and the natural resources and mining sectors were the only sectors that experienced a decline in employment. Although employment in construction increased substantially (55 percent) between 1999 and 2004, the contribution of this sector to the Riverside-San Bernardino-Ontario MSA only increased by two percentage points from 7 percent in 1999 to 9 percent in 2004.

**TABLE 8.8-8**  
Employment Distribution in Riverside-San Bernardino-Ontario MSA, 1999 to 2004

Industry	1999		2004		1999-2004	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Agriculture	21,300	2	18,800	2	-12	-2.5
Natural resources, mining	1,300	0	1,200	0	-8	-1.6
Construction	71,700	7	110,800	9	55	9.1
Manufacturing	115,300	12	120,000	10	4	0.8
Wholesale trade	34,900	4	44,400	4	27	4.9
Retail trade	121,800	13	151,800	13	25	4.5
Transportation, warehousing, and utilities	44,800	5	54,300	5	21	3.9
Information	12,800	1	13,800	1	8	1.5
Financial activities	34,800	4	45,300	4	30	5.4
Services	318,500	33	396,900	34	25	4.5
Government	183,100	19	211,500	18	16	2.9
<b>Total employment</b>	<b>960,300</b>	<b>100</b>	<b>1,168,800</b>	<b>100</b>	<b>22</b>	<b>4.0</b>

Source: CEDD, 2005a.

Table 8.8-9 provides more detail on the characteristics of the regional labor force. It shows 2004 employment data for Riverside-San Bernardino-Ontario MSA, San Bernardino County and the City of Grand Terrace compared to California. Riverside-San Bernardino-Ontario MSA, San Bernardino County and the City of Grand Terrace have unemployment rates that are lower than the state average. The unemployment rate in the City of Grand Terrace (3.0 percent) is one of the lowest in the state. CEDD does not project future unemployment rates.

**TABLE 8.8-9**  
Employment Data, 2004

Area	Labor Force	Employment	Unemployment	Unemployment Rate (%)
City of Grand Terrace	7,300	7,100	200	3.0%
San Bernardino County	837,300	790,200	47,100	5.6%
Riverside-San Bernardino-Ontario MSA	1,647,900	1,554,000	93,900	5.7%
California	17,552,300	16,459,900	1,092,400	6.2%

Source: CEDD, 2005b.

### 8.8.3.4 Fiscal Resources

The local agencies with taxing power include San Bernardino County and the City of Grand Terrace. San Bernardino County's estimated summary of expenditures and revenues are presented in Table 8.8-10. The County's revenues have shown steady growth from year-to-year. From fiscal year (FY) 2003 to FY 2004, revenues grew 2.8 percent. From FY 2004 to FY 2005, the revenues continued to grow almost 7 percent (6.9 percent). The major source of revenues for the county are the Intergovernmental Revenues (about 60 percent), followed by Charges for Current Services (about 15 percent) and taxes (about 14 percent). Revenue from property taxes comprises about 7 percent of the County's total revenue.

**TABLE 8.8-10**  
San Bernardino County Revenues and Expenditures by Fund (\$ Thousands)

	FY 2003	FY 2004	FY 2005
<b>Expenditures</b>			
General fund	\$1,742,443	\$1,809,123	\$1,869,999
Restricted general fund	\$10,676	\$28,997	\$2,559
Transportation	\$42,851	\$39,863	\$59,944
County Library	\$11,698	\$12,106	\$11,599
Economic and community development	\$25,072	\$20,275	\$40,455
Aging and adult services	\$859	\$844	\$3,738
Job and employment services	\$16,438	\$14,451	\$16,863
AB 75 Tobacco Tax Program	\$3,608	\$1,743	\$1,756
Special aviation	\$5,734	\$2,849	\$21,866
Local Law Enforcement Block Grant	\$249	\$250	\$424
Sheriff's special projects	\$12,413	\$14,463	\$18,121
Special transportation	\$15,355	\$12,664	\$12,447
Headstart/preschool services	\$37,310	\$38,203	\$38,940
Micrographic fees	\$4,198	\$5,638	\$5,316
Capital improvements	\$35,265	\$17,902	\$48,052
Assessor AB 818 project	\$2,183	\$2,174	\$2,180
Drug forfeiture/hazardous waste awards	\$5,678	\$4,248	\$4,862
Habitat Conservation Program	\$5	\$3	\$0
Substance abuse and crime prevention	\$5,902	\$5,787	\$6,004
AB 212 teacher stipends	\$656	\$608	\$600
General Plan Update	\$1,022	\$1,048	\$1,000
Regional Parks Prop 12 Project	\$27	\$416	\$3,052
Regional Parks Prop 40 Project	\$0	\$213	\$5,664
Museum special projects	\$10	\$56	\$10



**TABLE 8.8-10**

San Bernardino County Revenues and Expenditures by Fund (\$ Thousands)

	<b>FY 2003</b>	<b>FY 2004</b>	<b>FY 2005</b>
Mental Health Patient Fund	\$1	-\$4	\$2
ARMC Telemedicine	\$0	\$0	\$0
Registration fee projects	\$112	\$112	\$130
Cajon Dump Site cleanup	\$6	\$82	\$0
State bio-terrorism	\$994	\$2,272	\$2,451
Central courthouse seismic retrofit	\$1,065	\$1,050	\$1,050
Courthouse facilities - excess 25%	\$1,118	\$1,352	\$1,270
Central courthouse - surcharge	\$533	\$1,127	\$1,132
Tobacco settlement agreement	\$21,931	\$18,471	\$18,596
Boating grant - Moabi Regional	\$208	\$2	\$1,155
County trail system	\$158	\$3,117	\$4,998
Forensic pathology grant	\$0	\$0	\$0
Survey monument preservation	\$111	\$132	\$125
County Fish and Game	\$9	\$17	\$15
Off-highway vehicle license fees	\$39	\$44	\$40
CALIFORNIA GRAZING FEES	\$9	\$158	\$9
Birth and death certificate surcharge fees	\$149	\$148	\$151
DUI/PC 1000 Program	\$121	\$106	\$111
South Coast Air Quality Management District	\$356	\$446	\$395
Benefits Administration charges	-\$293	\$942	\$2,196
State - NNA Carryover Program	\$2,263	\$1,000	\$1,525
Just/Muni Alcohol and Drug Prevention	\$439	\$385	\$420
Domestic violence/child abuse	\$489	\$393	\$167
Marriage License Fee Program	\$296	\$285	\$137
Performance-based fines	\$0	\$0	\$40
Federal Forest Reserve Title III	\$66	\$67	\$65
Census 2000	\$0	\$0	\$0
Disaster Recovery Fund	\$0	\$375	\$0
Glen Helen Amphitheater	\$909	\$960	\$1,133
Blockbuster Pavilion improvements	\$30	\$47	\$30
Chino Open Space Project	\$970	\$971	\$826
Juvenile Justice Program	\$6,081	\$5,313	\$5,544

**TABLE 8.8-10**  
**San Bernardino County Revenues and Expenditures by Fund (\$ Thousands)**

	<b>FY 2003</b>	<b>FY 2004</b>	<b>FY 2005</b>
Vector Control Program	\$1,542	\$1,679	\$1,700
County Redevelopment Agency	\$7,596	\$8,582	\$7,496
Park maintenance and repairs	\$1,120	\$1,357	\$180
Calico Marketing Services	\$380	\$364	\$382
<b>Total Expenditures</b>	<b>\$2,028,457</b>	<b>\$2,085,275</b>	<b>\$2,228,919</b>
<b>Revenues</b>			
Taxes	\$269,822	\$305,873	\$315,655
Property taxes	\$138,835	\$153,114	\$157,801
Sales taxes	\$115,982	\$132,389	\$137,885
Other taxes	\$15,005	\$20,369	\$19,968
Licenses, permits, and franchises	\$16,623	\$18,569	\$20,497
Fines, forfeitures, and penalties	\$14,403	\$11,987	\$11,692
Revenue from use of money and property	\$32,694	\$30,008	\$31,842
Intergovernmental revenues	\$1,268,626	\$1,266,418	\$1,366,877
Charges for current services	\$292,256	\$328,327	\$335,484
Other revenues	\$53,366	\$43,756	\$44,119
Other financing sources	\$80,666	\$80,336	\$102,753
<b>Total Revenue</b>	<b>\$2,028,457</b>	<b>\$2,391,148</b>	<b>\$2,544,574</b>

Source: San Bernardino County, 2006.

Numbers may not add up due to independent rounding.

<sup>a</sup> Not yet adopted.

As shown in Table 8.8-11, the General Fund revenue for the City of Grand Terrace has been growing steadily over the last few fiscal years. Although no particular revenue item has consistently been responsible for the observed growth during this period, taxes have continued to be the major contributor to the City's revenues. Tax revenues have averaged 27 percent of the City's General Fund revenues during the period shown in Table 8.8-11. Tax revenues from sales, property, and businesses contribute about 16 percent, 9 percent and 2 percent, respectively, of the overall General Fund revenues.

**TABLE 8.8-11**  
**City of Grand Terrace General Fund Revenues and Expenditures (\$)**

	<b>FY 2002-2003</b>	<b>FY 2003-2004</b>	<b>FY 2004-2005</b>	<b>FY 2005-2006</b>
<b>Expenditures</b>				
Salaries and benefits	1,708,546	1,864,574	1,971,417	2,089,231
Maintenance/supplies/contractual services	1,793,917	1,815,852	2,080,231	2,066,213
Revenue transfers out	29,537	34,907	27,825	32,222
Equipment purchases	88,375	100,918	27,212	23,628
Capital improvements and facilities maintenance	28,330	50,330	467,223	458,755
Lease payments	26,253	26,644	25,555	282,701
General fund contribution transfer	15,000	31,327	4,836	10,000
Aid/city grants - CDBG	15,863	79,254	0	0
To reserves	343,624	518,998	66,522	427,773
<b>Total expenditures</b>	<b>4,049,445</b>	<b>4,522,804</b>	<b>4,670,821</b>	<b>5,390,523</b>
<b>Revenues</b>				
Taxes	1,101,127	1,358,084	1,349,564	1,292,442
Taxes - property taxes	421,917	450,657	434,978	457,108
Taxes – business	91,686	92,875	94,433	91,915
Taxes – sales	587,524	814,552	820,153	743,419
Franchise tax	383,501	441,883	426,999	437,944
Licenses and permits	84,082	183,814	118,759	240,794
Fines, forfeitures, and penalties	21,008	23,560	29,031	26,526
Interest income	42,913	31,842	55,177	28,500
Rents and concessions	5,288	8,153	21,462	15,540
Intergovernmental	740,794	665,129	842,752	700,381
Service charges	914,282	986,871	1,046,906	1,051,818
Recoveries	5,200	5,203	5,200	5,200
Other revenues	145,212	88,525	100,520	364,823
Sale of property	0	8,600	3,995	490,000
Previous year fund balance and reserves	0	0	0	0
Indirect overhead cost transfers in	606,038	721,140	670,456	736,555
<b>Total Revenue</b>	<b>4,049,445</b>	<b>4,522,804</b>	<b>4,670,821</b>	<b>5,390,523</b>

Source: Ronnow, 2005.

Numbers may not add up due to independent rounding.

### 8.8.3.5 Education

There are a total of 33 elementary, high school, and unified school districts in San Bernardino County. The Project Site is within the boundaries of the Colton Joint Unified School District, which has a total of 28 elementary, middle and high schools. The closest schools to the Project Site include Grand Terrace Elementary School (12066 Vivienda Avenue), Terrace View Elementary School (22731 Grand Terrace Rd.) and Terrace Hills Middle School (22579 Deberry Street). Current, as well as historical, enrollment figures for the combined Colton Joint Unified School District (which includes the above three schools) are presented in Table 8.8-12. As shown in the table, the current enrollment levels for the School District have decreased by 135 students (or 0.5 percent) over the prior year while the combined enrollment in the four schools serving Grand Terrace have declined (about 2 percent, or 133 students) from what they were in the 2004-05 school year. Only the senior year (12th Grade) shows a significant increase in enrollment over the prior year. The School District has proposed to develop a new high school in the City of Grand Terrace, across Taylor Street from the project. Development of this high school will reduce overcrowding in the high school grades.

**TABLE 8.8-12**  
Current and Projected Enrollment by Grade

Grade Level	Colton Joint Unified School District			Grand Terrace ES, Terrace View ES, Terrace Hills MS, and Colton HS combined		
	Enrollment (2003-04)	Enrollment (2004-05)	Current Enrollment (2005-06)	Enrollment (2003-04)	Enrollment (2004-05)	Current Enrollment (2005-06)
Kindergarten	1,878	1,867	1,817	206	189	162
First	1,957	2,002	1,939	229	224	201
Second	2,004	1,955	1,978	217	222	214
Third	2,033	2,001	1,895	236	227	213
Fourth	2,080	2,068	2,012	225	235	224
Fifth	2,117	2,091	2,077	221	228	234
Sixth	2,052	2,116	2,106	224	237	216
Seventh	2,012	2,040	2,031	531	562	519
Eighth	2,058	1,961	1,986	525	500	529
Ninth	2,048	1,963	1,827	955	957	945
Tenth	1,844	1,846	1,863	896	918	874
Eleventh	1,466	1,632	1,647	750	800	809
Twelfth	1,374	1,388	1,619	691	658	686
Ungraded	13	2	0	5	2	0
<b>TOTAL</b>	<b>24,936</b>	<b>24,932</b>	<b>24,797</b>	<b>5,911</b>	<b>5,959</b>	<b>5,826</b>

Source: Educational Data Partnership, 2006; Huntimer, 2006.  
ES, MS, HS = Elementary School, Middle School, High School.

### **8.8.3.6 Public Services and Facilities**

This subsection describes public services in the project area.

#### **8.8.3.6.1 Law Enforcement**

The San Bernardino County Sheriff's Office is headquartered at 655 East 3rd Street in San Bernardino. The proposed Project Site comes under the jurisdiction of the San Bernardino County Sheriff's Office. The Sheriff's Office is the contractor for all police services within the City of Grand Terrace.

The Sheriff's Office serves a number of small cities and the unincorporated areas in San Bernardino County, including the City of Grand Terrace. The Sheriff's Office has an office in the City of Grand Terrace and not a station. The Loma Linda or Central Station (both contacted through the main Sheriff's Office located at 3rd St. in San Bernardino) would respond to an emergency from the proposed Project Site. Response time to an emergency from the Project Site is expected to be 4 minutes or less (Guerra, 2005).

The California Highway Patrol is the primary law enforcement agency for state highways and roads. Services include law enforcement, traffic control, accident investigation, and the management of hazardous materials spill incidents.

#### **8.8.3.6.2 Fire Protection**

The Project Site is within the San Bernardino County Fire Department jurisdiction since the City of Grand Terrace contracts with the San Bernardino County Fire Department. Fire Station No. 23, located at 22582 City Center Court in Grand Terrace is the nearest station to the Project Site. Station No. 23 has 1 fire engine, 1 brush engine, 1 heavy rescue truck and 1 squad truck (a pickup truck used for basic life support equipment). The station is manned by three shifts comprised of a captain and 2 firefighters. The nearest station that would come to the aid of Station No. 23 would be that from City of Colton Fire Department. Station No. 23 will respond to a call from the site in approximately 2 to 3 minutes (Sewel, 2006).

#### **8.8.3.6.3 Emergency Response**

In San Bernardino County the County Fire Department is the Certified Unified Program Agency. The response to emergency releases of hazardous material or waste is a combined County-wide effort between this Department and 20 other City and District departments who have all agreed to participate in what we call the San Bernardino County Inter-Agency Hazardous Materials Response Team. The entire interagency team consists of roughly 110 members (10 REHS and the rest firefighters) and is a full Level A response team, capable of handling all types of CBRN responses (including aqueous ammonia). The response time to an emergency call from the Project Site is approximately 30 minutes during business hours and about an hour after business hours (Ashbaker, 2005).

#### **8.8.3.6.4 Hospitals**

The closest hospital with an emergency room to the Project Site is the Riverside Community Hospital. The Riverside Community Hospital, located at 4445 Magnolia Avenue in Riverside, is a 300-bed hospital with over 400 physicians on staff and over 1,400 employees and is approximately 5 miles from the proposed Project Site. The emergency room at Riverside Community Hospital is designated as a Level II<sup>2</sup> trauma center that provides immediate, specialized care to accident victims and victims of sudden illness. Specialty

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<sup>2</sup> Level II has 24-hour neuro/open heart/all other surgeries

services at the hospital include intensive care unit, emergency/trauma, labor and delivery, cardiac care, orthopedics, surgery, and transplant.

Riverside County Regional Medical Center (RCRMC) located at 26520 Cactus Avenue in Moreno Valley is about 18 miles from the proposed Project Site. RCRMC is a 364-bed hospital with single patient rooms and has the capacity to manage 200,000 patient visits in specialty outpatient clinics. There are approximately 1,700 employees and staff at the hospital. RCRMC has 60 specialty clinics on site, integrated with 10 primary outpatient community health clinics located geographically throughout the county. The specialty clinics include surgery, orthopedics, pediatrics, oncology, neurosurgery, infectious diseases, etc. RCRMC has a Level II Adult and Pediatric Emergency Room/Trauma Unit which has the capacity to manage 100,000 patient visits annually and is capable of handling most life threatening traumas. The facility also offers a helipad (located adjacent to the Trauma Center).

The other hospitals with emergency rooms are the Corona Regional Medical Center and the Corona Industrial Urgent Care in Corona (about 19 miles from the Project Site).

### **8.8.3.7 Utilities**

This subsection describes utilities in the area.

#### **8.8.3.7.1 Electricity and Gas**

The project will interconnect to SCE's electrical distribution system via SCE's Highgrove Substation, which is located adjacent to the Project Site. Gas will be delivered by Southern California Gas Company (SoCalGas) from its distribution system. With the construction of a 7-mile gas line, SoCalGas will have adequate capacity to serve the project. Gas supply is described in Section 6.0.

#### **8.8.3.7.2 Water and Wastewater**

The potable water will be provided via a new pipeline approximately 1,300 feet long, (8 to 12 inches diameter) connecting to an existing Riverside Highland Water Company water main located in Taylor Street. The water supply is described further in Section 7.0.

Industrial wastewater will be sent to the Santa Ana Regional Interceptor brine line by truck transport for disposal.

#### **8.8.3.7.3 Sewer**

Sanitary wastewater will be discharged into the City's sewer main located on Taylor Street.

## **8.8.4 Environmental Analysis**

This subsection assesses the potential environmental impacts of the project and linears.

### **8.8.4.1 Potential Environmental Impacts**

Local environmental impacts were determined by comparing project demands during construction and operation with the socioeconomic resources of the project area (i.e., San Bernardino County). A proposed power generating facility could impact employment, population, housing, public services and utilities, and/or schools. Impacts could be local and/or regional, though most impacts would tend to be more regional than local. It is anticipated that the project will not have any significant adverse impacts on the socio-economic environment, but it will have significant socioeconomic benefits to the local community.

#### 8.8.4.2 Significance Criteria

The criteria used to determine the significance of project-related socioeconomic impacts are as suggested in the California Environmental Quality Act (CEQA) Checklist. Project-related impacts are determined to be significant if they:

- Induce substantial growth or concentration of population
- Displace a large number of people or existing housing
- Result in substantial adverse environmental impacts associated with the provision of utility services
- Result in substantial adverse physical impacts associated with the provision of public services

Other impacts may be significant if they cause substantial change in community interaction patterns, social organization, social structures, or social institutions; substantial conflict with community attitudes, values, or perceptions; or substantial inequities in the distribution of project cost and benefit.

#### 8.8.4.3 Construction Impacts

The project will include demolition of existing structures and construction of the new plant. Accordingly, the impacts of both construction and demolition are discussed in this application. Demolition is expected to occur during the first 5 month of the project with demolition only activities occurring in the first 3 months before actual construction commences. Actual construction will take place over approximately 14 months, from second quarter 2007 to second quarter 2008. Plant testing is planned to commence in the second quarter of 2008, and commercial operation is expected to commence by third quarter 2008.

##### 8.8.4.3.1 Demolition and Construction Workforces

The primary trades in demand will include boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters. Table 8.8-13 provides an estimate of demolition and construction personnel requirements for the plant and linear facilities (including the potable water line). Total personnel requirements during demolition will be approximately 75 person-months, or 6.3 person-years. Total personnel requirements during construction will be approximately 1,005 person-months, or 84 person-years. Personnel requirements during demolition and construction will peak at approximately 147 workers in months 6 and 7 of the construction period. Average personnel per month is 77.

Available skilled labor in San Bernardino County was evaluated by surveying the Building and Trades Council (Table 8.8-14) and contacting CEDD (Table 8.8-15). Both sources show that the workforce in San Bernardino County will be adequate to fulfill the Highgrove Project's labor requirements for construction. Therefore, project construction will not place an undue burden on the local workforce. In addition, as shown in Tables 8.8-7 and 8.8-8, the construction workforce has been growing at average annual rate of 9 percent per year within the County and 10 percent per year within the Riverside-San Bernardino-Ontario MSA. Thus, if growth continues at this rate, the Highgrove Project is not likely to result in a significant construction impact.

**TABLE 8.8-13**  
**Plant Construction Personnel for by Discipline**

Plant Construction Personnel by Discipline															
Job Category	Months After Notice to Proceed														Totals
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Demolition															
Laborers	3	3	3	3	3										15
Operating Engineers	2	2	2	2	2										10
Teamsters	8	8	8	8	8										40
Total Manual Staff	13	13	13	13	13										65
Total Contractor Staff	2	2	2	2	2										10
Total Demolition Staff	15	15	15	15	15										75
Plant															
Insulation Workers				0	0	0	0	0	4	4	4	4	4	2	22
Boilermakers				0	0	0	6	6	6	6	6	6	0	0	36
Carpenters				4	6	8	8	10	8	8	8	6	4	0	70
Electricians				4	4	6	12	12	12	12	12	8	4	4	90
Ironworkers				4	8	8	8	6	4	4	4	4	0	0	50
Laborers				4	6	6	8	10	10	10	10	6	6	0	76
Millwrights				0	0	6	8	8	6	6	6	4	2	2	48
Operating Engineers				4	4	4	4	4	4	4	4	3	3	1	39
Painters				0	0	0	0	2	2	2	2	4	4	4	20
Pipefitters				2	4	6	8	8	10	10	10	8	8	4	78
Linemen				0	0	6	6	6	6	6	6	4	0	0	40
Craft Subtotal				22	32	50	68	72	72	72	72	57	35	17	569
Construction Manager				1	1	1	1	1	1	1	1	1	1	1	11



**TABLE 8.8-13**  
**Plant Construction Personnel for by Discipline**

Job Category	Months After Notice to Proceed														Totals
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Field Engineer				2	2	3	3	3	3	3	3	3	3	2	30
Document Control Clerical				1	1	1	1	1	1	1	1	1	1	1	11
Commissioning Group				0	0	0	2	2	2	2	2	4	4	4	22
Staff Subtotal				4	4	5	7	7	7	7	7	9	9	8	74
<b>Total Plant Staff</b>				<b>26</b>	<b>36</b>	<b>55</b>	<b>75</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>66</b>	<b>44</b>	<b>25</b>	<b>643</b>
<b>Natural Gas Pipeline</b>															
Laborers				16	16	20	20	20	4						96
Operating Engineers				8	8	12	12	12	2						54
Painters				0	0	0	0	0	4						4
Pipefitters				16	16	20	20	20	4						96
Surveyors				4	4	4	4	0	0						16
Teamsters				8	8	8	8	8	4						44
Total Manual Staff				52	60	64	64	60	18						318
Total Contractor Staff				8	8	8	8	8	4						44
<b>Total Gas Pipeline Staff</b>				<b>60</b>	<b>68</b>	<b>72</b>	<b>72</b>	<b>68</b>	<b>22</b>						<b>362</b>
<b>TOTAL WORKFORCE</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>101</b>	<b>119</b>	<b>127</b>	<b>147</b>	<b>147</b>	<b>101</b>	<b>79</b>	<b>79</b>	<b>66</b>	<b>44</b>	<b>25</b>	<b>1,080</b>

**TABLE 8.8-14**  
Labor Union Contacts

Labor Union	Contact	Phone Number
San Bernardino, Riverside Building Trades Council	Philip Eckert	(951) 684-1040

**TABLE 8.8-15**  
Available Labor by Skill in Riverside and San Bernardino Counties, 2002 to 2012

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (%)
	2002	2012			
Carpenters	15,170	22,120	6,950	45.8	3.8
Cement Masons and Concrete Finishers	3,950	6,030	2,080	52.7	4.3
Painters, Construction and Maintenance	2,880	4,260	1,380	47.9	4.0
Sheet Metal Workers	2,980	3,930	950	31.9	2.8
Electricians	5,170	6,980	1,810	35.0	3.0
Welders, Cutters, Solderers and Brazers	3,200	4,210	1,010	31.6	2.8
Industrial Truck and Tractor Operators	8,170	11,550	3,380	41.4	3.5
Operating Engineers	4,330	5,450	1,120	25.9	2.3
Helpers, Laborers	4,080	5,610	1,530	37.5	3.2
Plumbers, Pipefitters, and Steamfitters	12,720	17,980	5,260	41.4	3.5
Administrative Services Managers	4,320	5,600	1,280	29.6	2.6
Mechanical Engineers	1,740	2,280	540	31.0	2.7
Electrical Engineers	940	1,100	160	17.0	1.6
Engineering Technicians	350	380	30	8.6	0.8
Plant and System Operators	2,580	3,600	1,020	39.5	3.4

Source: CEDD, 2005c.

#### 8.8.4.3.2 Population Impacts

It is anticipated that most of the construction workforce will be drawn from the Inland Empire area (San Bernardino and Riverside Counties) as well as other counties in the southern California, if necessary. Most workers are expected to commute to the Project Site, and therefore will not contribute to an increase in the population of the area.

#### 8.8.4.3.3 Housing Impacts

Most of the construction workforce will have to commute to the Project Site daily since there is only one hotel/motel within the City of Grand Terrace. However, there are 6,738 hotel/motel rooms in the Cities of Riverside and San Bernardino that are available to

accommodate workers from outside the area who may choose to commute to the Project Site on a workweek basis (Cates, 2006). The Cities of Riverside and San Bernardino are about 5 miles and 8 miles, respectively from the City of Grand Terrace. The average room rate in 2005 for these hotel/motel rooms in the cities of Riverside and San Bernardino was \$68.70 per night and the occupancy rates for these hotels/motels was 71.1 percent. As a result, construction of the proposed project is not expected to increase the demand for housing in Grand Terrace.

#### **8.8.4.3.4 Impacts to the Local Economy and Employment**

The cost of materials and supplies (excluding the combustion turbine generators, heat recovery steam generators, and most other large equipment) required by the project is estimated at \$180 million to \$220 million (in 2005 dollars). The estimated value of materials and supplies that will be purchased locally during construction is \$4 million to \$8 million.

The Highgrove Project will provide about \$12 million (in 2005 dollars) in construction payroll, at an average salary of \$75 per hour (including benefits). The anticipated payroll for employees, as well as the purchase of materials and supplies during the construction period, will have a slight beneficial impact on the area. Assuming, conservatively, that 60 percent of the construction workforce will reside in San Bernardino County, it is expected that approximately \$7.2 million will stay in the local area. These additional funds will cause a temporary beneficial impact by creating the potential for other employment opportunities for local workers in other service areas, such as transportation and retail.

#### ***Indirect and Induced Economic Impacts from Construction***

Construction activity would result in secondary economic impacts (indirect and induced impacts) within San Bernardino County. Secondary employment effects would include indirect and induced employment due to the purchase of goods and services by firms involved with construction, and induced employment due to construction workers spending their income within the county. In addition to these secondary employment impacts, there are indirect and induced income effects arising from construction.

Indirect and induced impacts were estimated using an IMPLAN Input-Output model of San Bernardino County. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within San Bernardino County would be 120 and 85 jobs, respectively. These additional jobs result from the \$8<sup>3</sup> million in local construction expenditures as well as approximately \$5.05 million in spending by local construction workers. The \$5.05 million represents the disposable portion of the annual construction payroll (here assumed to be 70 percent of \$7.21 million). Assuming an average direct construction employment of 77, the employment multiplier associated with the construction phase of the project is approximately 3.7 (i.e.,  $[77 + 120 + 85]/77$ ). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at \$3,812,100 and \$2,582,500, respectively. Assuming a total annual local construction expenditure (payroll, materials and supplies) of \$14.06 million (\$7.21 million in payroll + \$6.86 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.5 (i.e.,  $[\$14,064,300 + \$3,812,100 + \$2,582,500]/\$14,064,300$ ).

<sup>3</sup> The \$8 million was adjusted to an annual estimate since the construction duration exceeds a year and the IMPLAN I-O evaluates impacts on an annual basis. Thus, the \$8 million in expenditures became \$6.86 million ( $\$8,000,000/(14/12)$ ).

Assuming that annual local construction expenditures are \$4 million instead of \$8 million results in indirect and induced employment estimates within San Bernardino County of 60 and 70 jobs, respectively. Based on the same average construction employment of 77, the construction phase employment multiplier is approximately 2.7.

Indirect and induced income impacts based on the total annual construction expenditure of \$10.64 million (\$7.21 million in payroll + \$3.43<sup>4</sup> million in materials and supplies) were estimated at \$1,906,000 and \$2,131,900, respectively. Based on these estimates, the construction phase income multiplier was estimated at 1.4.

#### **8.8.4.3.5 Fiscal Impacts**

The Highgrove Project's initial capital cost is estimated to be between \$180 million and \$220 million (in 2005 dollars). The estimated value of materials and supplies that will be purchased locally (within San Bernardino County) during construction is between \$4 million and \$8 million. The effect on fiscal resources during construction will be from sales taxes realized on equipment and materials purchased in the County and from sales taxes from expenditures. The sales tax rate in San Bernardino County is 7.75 percent (as of October 1, 2005). Of this, 6.25 percent goes to the state; 0.25 percent goes to the County; one percent goes to the place of sale; and 0.5 percent goes to the special districts (California Board of Education [BOE], 2005). The total local sales tax expected to be generated during construction is \$310,000 to \$620,000 (i.e., 7.75 percent of local sales).

#### **8.8.4.3.6 Impacts on Education**

The schools in the Colton Joint Unified School District are currently considered overcrowded and are expected to continue to be at or beyond capacity (Huntimer, 2006). If there are additional students, the school district will enroll them as required by law but there are no planned expansions or new constructions for the next two years that could ease the current congestion other than the proposed high school on Taylor and Main streets, across from the power plant.

Construction of the Highgrove Project will not cause significant population changes or housing impacts to the region. Most employees will commute to the site from areas within the County or from neighboring Riverside County, as opposed to relocating to the area. As a result, project construction will not cause any significant increase in demand for school services.

#### **8.8.4.3.7 Impacts on Public Services and Facilities**

The construction phases of the project may have minor impacts on police, fire, or hazardous materials handling resources. The Sheriff's department indicated that impacts during the construction phase of the project would be minimal (Guerra, 2005). The Fire Department doesn't anticipate any significant impacts during the construction phase of the project (Huddleston, 2006). Copies of the records of conversation with the Sheriff and Fire departments are included in Appendix 8.8B. Project construction is not expected to create significant adverse impacts on medical resources in the area since minor injuries could be treated at the Valley Riverside Community Hospital in Riverside or the Riverside County Regional Medical Center in Moreno Valley. Both of these facilities have trauma centers.

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<sup>4</sup> The \$4 million was adjusted to an annual estimate since the construction duration exceeds a year and the IMPLAN I-O evaluates impacts on an annual basis. Thus, the \$4 million in expenditures became \$3.43 million (\$4,000,000/(14/12)).

#### 8.8.4.3.8 Impacts on Utilities

Project construction will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas. Impacts will involve the extension of existing utility lines. Water requirements for construction are relatively insignificant. Given the number of workers and temporary duration of the construction period the impacts on the local sanitary sewer system would not be significant.

#### 8.8.4.4 Operational Impacts

##### 8.8.4.4.1 Operational Workforce

The proposed Highgrove Project is expected to begin commercial operation in June 2007. It is expected to employ up to 13 full-time employees. Anticipated job classifications are shown in Table 8.8-16. The entire permanent workforce is expected to commute from within San Bernardino County.

**TABLE 8.8-16**  
Typical Plant Operation Workforce

Department	Personnel	Shift	Workdays
Operations	7 Operating Technicians 1 Instrument and Controls Technician	Rotating 12-hour shift, 2 operators per shift, 2 relief operators	6-7 days a week
Maintenance	2 Maintenance Technicians	Standard 8-hour days	5 days a week  (Maintenance technicians will also work unscheduled days and hours as required [weekends])
Administration	3 Administrators (1 Plant Manager, 1 Assistant Plant Manager/Engineer, 1 Administrative Assistant)	Standard 8-hour days	5 days a week, with additional coverage as required

Facility employees will be drawn from the local workforce and from existing Applicant staff. Consequently, only a slight increase in population is anticipated as a result of this project. There will be no significant impact on local employment.

##### 8.8.4.4.2 Population Impacts

Some of the operational workforce may be drawn from the local population. However, it is anticipated that most of the operational workforce will be drawn from the cities of Riverside and San Bernardino in San Bernardino County as well as parts of Riverside County or other neighboring counties.

##### 8.8.4.4.3 Housing Impacts

Due to the few operations staff, significant impacts to housing are not anticipated. Hiring preferences will be given to workers living within the City of Grand Terrace and San Bernardino County, thus minimizing the need for new housing. Based on the housing vacancy data in Table 8.8-6, there are approximately 237 available housing units within the City limits. Thus, some employees who need to relocate could choose to live within the City

or within the County. Some may even want to have a new home built. However, the new demand for housing would not be significant.

#### **8.8.4.4.4 Impacts to the Local Economy and Employment**

The Highgrove Project will generate a small, permanent beneficial impact by creating employment opportunities for local workers through local expenditures for materials, such as office supplies and services. The average salary per operations employee is expected to be \$80,000 per year, excluding benefits. For the assumed average of 13 full-time employees, this will result in an operation payroll of \$1.04 million per year (in 2005 dollars). There will be an annual operations and maintenance budget of approximately \$350,000 to \$600,000 (in 2005 dollars), all of which is estimated to be spent locally, (i.e., within San Bernardino County). These additional jobs and spending will generate other employment opportunities and spending in the City of Grand Terrace and San Bernardino County area. The addition of 13 full-time jobs would not significantly reduce unemployment rates.

#### ***Indirect and induced Economic Impacts from Operation***

The operation of the proposed project would result in indirect and induced economic impacts that would occur within San Bernardino County depending on the point of sale. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts would result from annual expenditures on payroll as well as those on operations and maintenance (O&M).

Estimated indirect and induced employment within San Bernardino County would be 2 and 9 permanent jobs, respectively. These additional 10 jobs result from the \$1,640,000 (\$1,040,000 in payroll, \$600,000 million in operations and maintenance) in annual operational budget. The operational phase employment multiplier is estimated at 1.9 (i.e.,  $[13 + 2 + 9]/13$ ) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$106,900 and \$268,000, respectively. The income multiplier associated with the operational phase of the project is approximately 1.1 (i.e.,  $[\$1,640,000 + \$106,900 + \$268,000]/\$1,640,000$ ) and is based on a Type SAM model.

Assuming that annual local O&M expenditures are \$350,000 instead of \$600,000 results in indirect and induced employment estimates within San Bernardino County of 1 and 9 jobs, respectively. Based on the same average construction employment of 13, the operation phase employment multiplier is approximately 1.8.

Indirect and induced income impacts based on the total annual operations expenditure of \$1,390,000 (\$1,040,000 in payroll + \$350,000 in operations and maintenance) were estimated at \$62,340 and \$257,470, respectively. Based on these estimates, the operation phase income multiplier was estimated at 1.3.

#### **8.8.4.4.5 Fiscal Impacts**

The annual operations and maintenance budget is expected to be approximately \$350,000 to \$600,000 (in 2005 dollars), all of which is assumed would be spent locally within San Bernardino County. As stated in the impacts to the economy subsection, the Highgrove Project will bring about \$12 million in operational payroll to the region.

During operations, additional sales tax revenues will be obtained by the City of Grand Terrace and San Bernardino County. Increased payroll will be \$12 million annually, and

additional O&M expenses spent locally will be approximately \$350,000 to \$600,000 annually. Based on the assumed local O&M expenditures of \$350,000 to \$600,000, the estimated sales taxes will be approximately between \$27,125 and \$46,500. Of this amount, the place of sale will receive between \$3,500 and \$6,000 in sales tax revenue.

The Highgrove Project is expected to bring both sales tax and property tax revenue to San Bernardino County. For power plants producing 50 megawatts (MW) or more, the California State Board of Equalization has jurisdiction over the valuation of a power-generating facility for property tax purposes. For power-generating facility producing less than 50 MW, the county has jurisdiction over the valuation (Endler, 2005). Because the Highgrove Project is a 300-MW power-generating facility, BOE will assess property value using the unitary roll. Assuming a capital cost of \$180 million to \$220 million, the assessed property tax value is estimated to be between \$1.98 million to \$2.24 million per year. Since the property taxes are collected at the city level, their disbursement is also at the city level.

The City will not realize the \$1.98 million to \$2.24 million in annual property tax revenue until construction is completed. About 80 percent (or 79.65 percent) of the property tax would go to the City of Grand Terrace Redevelopment Agency, 2.59 percent go to the County General Fund, 10.36 percent to schools, 3.09 percent goes to Special Districts, 4.06 percent goes to the city and the remaining 0.25 percent goes to County Library (Wright, 2006). Therefore, approximately \$1,657,500 ( $\$1.98 \text{ million} \times 0.8371^5$ ) to \$2,025,800 ( $\$2.24 \text{ million} \times 0.8371$ ) will be paid to the City of Grand Terrace for use by the Redevelopment Agency and the City. (There are specific restrictions on the use of Redevelopment Agency funds). However, of this amount, about \$80,400 to \$98,300 will be paid into the City's general fund. In FY 2005-06, the City's general fund revenues were estimated at \$5.4 million. Of this amount, \$457,000 was in property tax. The addition of another \$80,400 to \$98,300 in property tax revenues represent about a 17 to 23 percent increase in the City's property tax revenues. Thus, the additional revenues would have a *significant beneficial impact* to the City.

During the latest fiscal year, 2004-05, the City Redevelopment Agency's gross total revenue was \$5,386,918 (Ronnow, 2006). Therefore, the addition of about \$2 million per year to the Redevelopment Agency would increase its gross revenue by more than one-third. Thus, the project would also have a *significant beneficial impact* upon the Redevelopment Agency.

#### 8.8.4.4.6 Impacts on Education

The schools in the Colton Joint Unified School District are currently overcrowded. Even assuming that most of the 12 operational employees end up residing within the City of Grand Terrace, the Highgrove Project is not expected to create any significant adverse impacts to the local school system. Assuming an average family size of 3.30 persons per household for San Bernardino County (DOF, 2005b) would imply the addition of approximately 13 children to the local schools. This would constitute less than one (0.2) percent increase in school enrollment. In addition, current school enrollment is 135 students less than last year's enrollment, so the addition of 13 students will not cause enrollment levels to exceed historic levels. Although minor adverse impacts could occur, any development (industrial or residential) within the Colton Joint Unified School District boundaries is currently charged a

<sup>5</sup> 79.65% for the City Redevelopment Agency plus 4.06% for the City.

one-time assessment fee of \$0.36 per square foot of principal building area (Huntimer, 2006). Based on 14,400 square feet of occupied structures, AES Highgrove, LLC, will pay \$5,184 in school impact fees as full mitigation for potential school impacts.

#### **8.8.4.4.7 Impacts on Public Services and Facilities**

Project operations will not make significant demands on public services or facilities even if all of the 12 operational employees decide to reside in the City of Grand Terrace. The Sheriff's department did not express any concerns about needing increased services during plan operations (Guerra, 2005). Fire protection for the plant will be supplied by connection to the City's fire protection system, which is provided by the Riverside Highland Water Company. The Fire Department does not anticipate any impacts to its services during plant operations (Huddleston, 2006). Copies of the records of conversation with the Sheriff and Fire departments are included in Appendix 8.8B. Project operations would not create significant adverse impacts on medical resources in the area due to the safety record of power plants and few operations staff.

#### **8.8.4.4.8 Impacts on Utilities**

Project operations will not have significant adverse demands on local water, sanitary sewer, electricity, or natural gas because adequate supply and capacity currently exist.

### **8.8.5 Cumulative Impacts**

Cumulative socioeconomic impacts could occur if the construction schedules for additional large projects overlap creating a demand for construction workers that exceeds the capacity of the local labor force; thus, creating an influx of construction workers that would result in impacts to local housing, schools, and/or public services.

The Land Use section (Subsection 8.4) identifies the following projects planned for the City of Grand Terrace:

- The Outdoor Adventure Center, including Taylor Street widening and Commerce Way extension
- The planned high school across the street from the Project Site
- The Town Square Shopping Center on Barton between Canal Street and Michigan Avenue

In addition several projects were identified for Riverside City and County. The larger ones included the construction of two reservoirs, construction of the Riverside Energy Resource Center (a 96-MW power plant), and a multiple purpose building, office, and classroom space and to expand a convalescent hospital. No construction schedules were provided for any of the projects in the City or County of Riverside. However, it is known that the Riverside Energy Resource Center was recently completed with an expected on-line date of May 2006 (California Energy Commission, 2006).

Of those projects in the City of Grand Terrace, no schedule is provided for the Town Square Shopping Center. From discussions with the City of Grand Terrace, the Outdoor Adventures Center development is scheduled to begin construction in early 2007, and is expected to last approximately 2 years. The School District has indicated that construction of the high school is scheduled to begin by the end of summer 2006 and be open for instruction beginning fall



of 2008. The construction schedules of these two projects will overlap with the construction of the Highgrove Project. Although construction of the power plant will require some crafts that are not required by the other two projects, there are many crafts that will be required of all three developments such as plumbers, carpenters, electricians, painters, etc.

The Outdoor Adventures Center Specific Plan Environmental Impact Report (City of Grand Terrace, 2004) indicates that 965 jobs would be created during construction. The high school's Environmental Impact Report only mentions that "construction activities would generate an estimated 40 to 50 workers' trips per day" (Colton Joint Unified School District, 2005). Assuming two workers per vehicle, the high school construction would require 100 workers at peak. As shown in Table 8.8-13, AES Highgrove, LLC, predicts a peak workforce of 147 workers. Therefore, the combined workforce required for these three projects is 1,212 workers.

As shown in Tables 8.8-7 and 8.8-8, the 2004 construction workforce for San Bernardino and Riverside counties was 151,900 workers. The peak workforce for the three projects is expected to be 1,212 workers, or about 0.8 percent of the available workforce. Since construction of these three projects would require less than one percent of the construction workforce, their overlapping schedules will not create a cumulative impact.

### 8.8.6 Environmental Justice

President Clinton's Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-income Populations" was signed on February 11, 1994. The purpose of this Executive Order is to identify and address whether adverse human health or environmental effects are likely to fall disproportionately on minority and/or low-income members of the community.

The federal guidelines set forth a three-step screening process:

1. Identify which impacts of the project are high and adverse
2. Determine if minority or low-income populations exist within the high and adverse impact zones
3. Examine the spatial distribution of high and adverse impact areas to determine if these impacts are likely to fall disproportionately on the minority and/or low-income population

According to the guidelines established by USEPA to assist federal agencies to develop strategies to address this circumstance, a minority and/or low-income population exists if the minority and/or low-income population percentage of the affected area is 50 percent or more of the area's general population. The guidance suggests using two or three standard deviations above the mean as a quantitative measure of disparate effects.

A screening-level analysis of Environmental Justice is presented in Appendix 8.8A. According to that analysis, this project does not create high and adverse impacts. Therefore, there are no environmental impacts that are likely to fall disproportionately on minority and/or low-income members of the community.

### 8.8.7 Mitigation Measures

1. The Applicant will pay the one-time statutory development fee as required at the time of filing for an in-lieu building permit with the City, which would include school impact fees.
2. The Applicant will provide onsite security and work with local law enforcement to address the need for any additional support during the construction phase.

### 8.8.8 Involved Agencies and Agency Contacts

Table 8.8-17 provides a list of agencies and contact persons of potentially responsible agencies. Copies of records of conversation are provided in Appendix 8.8B.

**TABLE 8.8-17**  
Agencies and Agency Contacts for Highgrove Project Socioeconomics

Agency	Contact/Title	Phone Number	Address
City of Grand Terrace	Larry Ronnow, Finance Director	(909) 430-2214	Grand Terrace City Hall 22795 Barton Road Grand Terrace, CA 92313
San Bernardino County Assessor's Office	Eric Endler Appraiser II	(909) 387-0194	172 West 3rd Street San Bernardino, CA 92415
San Bernardino County Auditor-Controller-Treasurer	Bob Wright Property Tax Manager, Property Tax Division	(909) 386-8829	222 West Hospitality Lane San Bernardino, CA 92415
Colton Joint Unified School District	Chella Huntimer, Admin. Assistant I, Facilities Planning and Construction Department	(909) 580-5000	1212 Valencia Drive Colton, CA 92324
San Bernardino County Sheriff's Department	Hector Guerra, Lieutenant	(909) 387-3545	655 E. 3rd Street San Bernardino, CA 92415
San Bernardino County Fire Department	Kevin Sewel, Firefighter	(909) 825-0221	22592 City Center Court Grand Terrace, CA 92392
San Bernardino County Fire Department	Mike Huddleston, Fire Prevention Supervisor	(909) 386-8411	620 South "E" Street San Bernardino, CA 92415
San Bernardino County Fire Department	Joe Ashbaker Supervisor, Emergency Response Unit	(909) 386-8401	San Bernardino County Fire Department Hazardous Materials Division 620 South "E" Street San Bernardino, CA 92415

### 8.8.9 Permits and Permitting Schedule

Permits dealing with the effects on public services are addressed as part of the building permit process. For example, school development fees are typically collected when the Applicant pays in-lieu building permit fees to the City. These permits are addressed in Table 8.4-4 in the Land Use section. No permits are required to comply with the socioeconomic impacts of the project.

### 8.8.10 References

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**TABLE 8.8-4**  
**Distribution of Minority and Hispanic Population by Census Tracts Within a 6-Mile Radius**

<b>Tract</b>	<b>Population</b>	<b>Non-Hispanic White</b>	<b>Minority</b>	<b>Percent Minority</b>	<b>Hispanic Origin</b>	<b>Percent Hispanic Origin</b>
06065040302	6,484	3,336	3,148	48.6	2,220	34.2
06065040303	2,526	992	1,534	60.7	1,347	53.3
06071002603	17,896	3,484	14,412	80.5	10,233	57.2
06071002601	5,030	1,655	3,375	67.1	2,883	57.3
06065031200	6,504	3,651	2,853	43.9	2,128	32.7
06065030601	4,324	3,123	1,201	27.8	408	9.4
06065030602	3,478	2,659	819	23.5	384	11.0
06065042208	2,471	1,998	473	19.1	209	8.5
06065042207	2,561	1,905	656	25.6	260	10.2
06065042205	8,164	4,875	3,289	40.3	1,321	16.2
06065030800	6,402	3,971	2,431	38.0	1,662	26.0
06065040202	2,501	1,402	1,099	43.9	855	34.2
06065040201	4,356	1,744	2,612	60.0	2,077	47.7
06065040301	6,634	2,138	4,496	67.8	3,933	59.3
06065031100	4,638	2,988	1,650	35.6	1,015	21.9
06065030700	5,463	3,566	1,897	34.7	1,198	21.9
06065030300	4,845	2,138	2,707	55.9	1,789	36.9
06065040203	3,785	818	2,967	78.4	2,708	71.5
06065040204	3,508	474	3,034	86.5	2,605	74.3
06065030200	4,682	2,822	1,860	39.7	1,302	27.8
06065040100	8,005	2,266	5,739	71.7	4,675	58.4
06071003300	9,943	2,987	6,956	70.0	5,904	59.4
06065030603	2,841	2,359	482	17.0	266	9.4
06065030400	5,966	555	5,411	90.7	4,308	72.2
06065030501	4,529	531	3,998	88.3	2,614	57.7
06065030503	4,325	368	3,957	91.5	3,560	82.3
06065030100	7,907	2,514	5,393	68.2	4,385	55.5
06065030502	2,103	190	1,913	91.0	1,769	84.1
06065042206	5,190	2,785	2,405	46.3	768	14.8
06065042211	3,571	807	2,764	77.4	797	22.3
06065042202	1,626	467	1,159	71.3	367	22.6
06065042213	5,033	2,734	2,299	45.7	865	17.2

**TABLE 8.8-4**  
**Distribution of Minority and Hispanic Population by Census Tracts Within a 6-Mile Radius**

Tract	Population	Non-Hispanic White	Minority	Percent Minority	Hispanic Origin	Percent Hispanic Origin
06065042209	3,124	1,164	1,960	62.7	1,091	34.9
06065042210	4,019	1,227	2,792	69.5	1,266	31.5
06065042300	5,903	2,077	3,826	64.8	3,104	52.6
06071004000	12,760	3,665	9,095	71.3	8,274	64.8
06071007106	3,979	2,281	1,698	42.7	1,178	29.6
06071007107	2,609	935	1,674	64.2	1,020	39.1
06071006900	2,929	153	2,776	94.8	2,532	86.4
06071006800	889	229	660	74.2	581	65.4
06071007000	7,150	985	6,165	86.2	5,667	79.3
06065042505	3,224	687	2,537	78.7	1,865	57.8
06065042212	6,218	2,620	3,598	57.9	1,905	30.6
06065042214	5,822	2,868	2,954	50.7	1,464	25.1
06065042409	3,230	1,188	2,042	63.2	1,228	38.0
06065042410	4,563	1,698	2,865	62.8	1,110	24.3
06071007104	4,085	2,630	1,455	35.6	830	20.3
06071007105	2,841	1,398	1,443	50.8	604	21.3
06071007108	2,064	694	1,370	66.4	589	28.5
06071007102	10,567	4,394	6,173	58.4	2,955	28.0
06071006000	1,523	216	1,307	85.8	994	65.3
06071007200	6,800	1,631	5,169	76.0	2,684	39.5
06071007301	12,160	4,998	7,162	58.9	2,796	23.0
06065042412	3,931	2,280	1,651	42.0	769	19.6
06071007302	7,987	4,171	3,816	47.8	865	10.8
06071007800	4,051	2,304	1,747	43.1	732	18.1
06071003403	3,656	1,241	2,415	66.1	2,137	58.5
06071003602	12,652	2,870	9,782	77.3	7,525	59.5
06071003501	13,569	2,380	11,189	82.5	7,695	56.7
06071003601	17,548	3,582	13,966	79.6	10,035	57.2
06071003700	3,362	725	2,637	78.4	2,055	61.1
06071003900	4,680	1,193	3,487	74.5	2,982	63.7
06071004401	3,700	924	2,776	75.0	2,135	57.7
06071003800	13,498	2,730	10,768	79.8	6,203	46.0

**TABLE 8.8-4**

Distribution of Minority and Hispanic Population by Census Tracts Within a 6-Mile Radius

Tract	Population	Non-Hispanic White	Minority	Percent Minority	Hispanic Origin	Percent Hispanic Origin
06071006600	12,546	2,159	10,387	82.8	9,226	73.5
06071004402	9,604	1,966	7,638	79.5	5,740	59.8
06071006700	4,065	481	3,584	88.2	3,450	84.9
06071004900	6,807	643	6,164	90.6	5,543	81.4
06071004300	8,313	793	7,520	90.5	5,203	62.6
06071005000	1,831	191	1,640	89.6	1,547	84.5
06071005700	1,188	352	836	70.4	498	41.9
06071005900	1,189	209	980	82.4	873	73.4
06071005800	3,538	424	3,114	88.0	2,272	64.2
06071006500	6,688	1,395	5,293	79.1	3,625	54.2
<b>Total</b>	<b>418,153</b>	<b>139,053</b>	<b>279,100</b>	<b>66.7</b>	<b>195,662</b>	<b>46.8</b>

Source: 2000 Census.

Note: Hispanics or Latinos are those people who classified themselves in one of the specific Spanish, Hispanic, or Latino categories listed on the Census 2000 questionnaire—"Mexican, Mexican Am., Chicano," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish/Hispanic/Latino." People who identify their origin as "other Spanish/Hispanic/Latino" may be of any race. Thus, the percent Hispanic should not be added to percentages for racial (i.e., minority) categories.

**TABLE 8.8-5**  
Distribution of Low Income Population by Census Tracts Within a 6-Mile Radius

<b>Tract</b>	<b>Total Population*</b>	<b>Income Below Poverty Level</b>	<b>Percent Low-Income</b>
06065040302	6,410	435	6.8
06065040303	2,545	455	17.9
06071002603	17,842	1,337	7.5
06071002601	4,904	809	16.5
06065031200	6,257	720	11.5
06065030601	4,307	142	3.3
06065030602	3,293	299	9.1
06065042208	2,402	56	2.3
06065042207	2,472	69	2.8
06065042205	8,161	375	4.6
06065030800	6,392	765	12.0
06065040202	2,317	342	14.8
06065040201	4,411	733	16.6
06065040301	6,603	1,462	22.1
06065031100	4,418	404	9.1
06065030700	5,411	1,106	20.4
06065030300	3,670	1,278	34.8
06065040203	3,745	1,289	34.4
06065040204	3,454	1,234	35.7
06065030200	4,664	820	17.6
06065040100	7,813	1,508	19.3
06071003300	9,816	2,337	23.8
06065030603	2,983	177	5.9
06065030400	5,944	1,744	29.3
06065030501	4,432	1,566	35.3
06065030503	4,325	1,760	40.7
06065030100	7,859	1,503	19.1
06065030502	2,028	679	33.5
06065042206	5,186	1,069	20.6
06065042211	3,571	2,400	67.2
06065042202	653	198	30.3
06065042213	4,022	570	14.2



**TABLE 8.8-5**  
**Distribution of Low Income Population by Census Tracts Within a 6-Mile Radius**

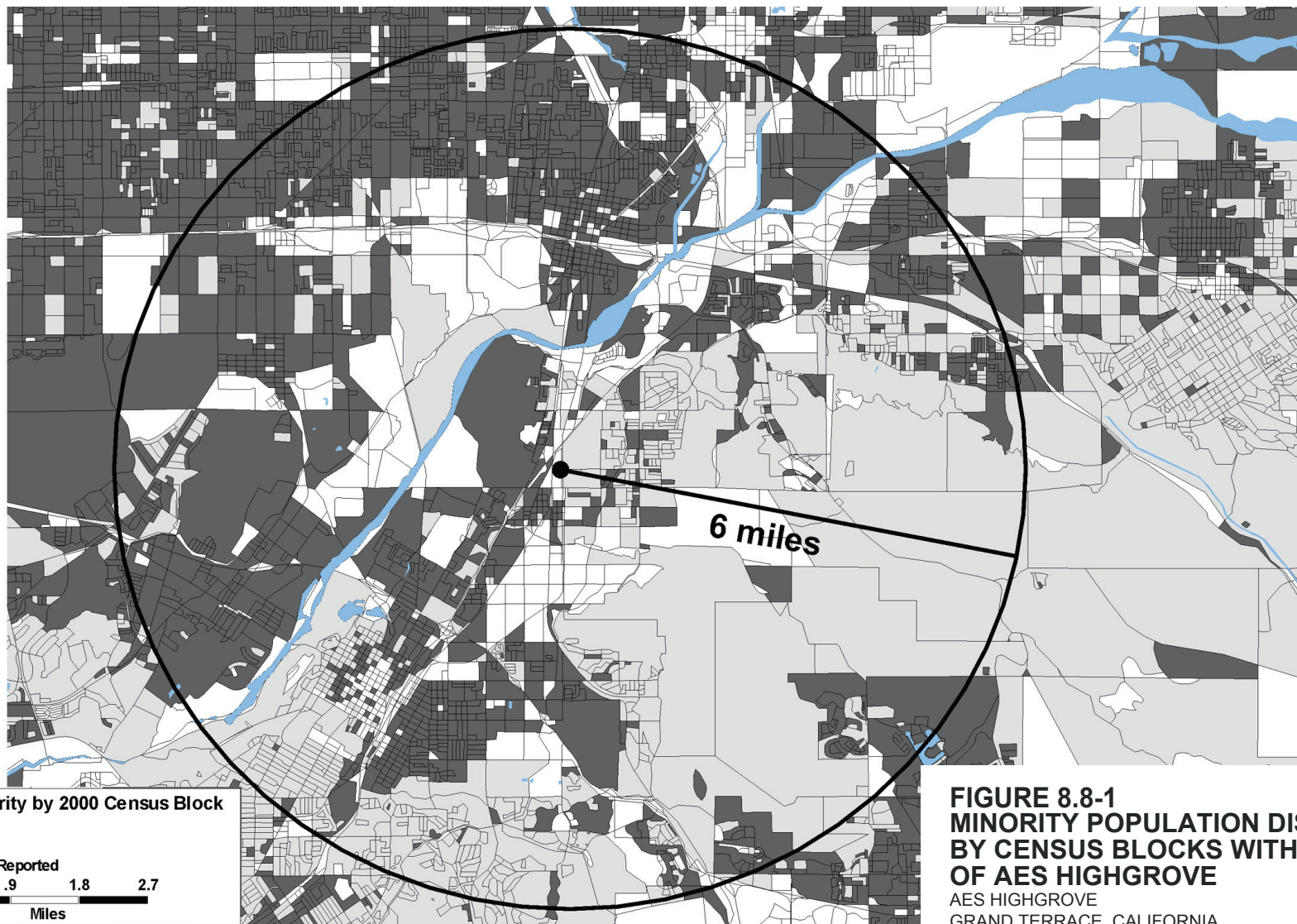
<b>Tract</b>	<b>Total Population*</b>	<b>Income Below Poverty Level</b>	<b>Percent Low-Income</b>
06065042209	2,993	952	31.8
06065042210	4,045	1,409	34.8
06065042300	6,029	1,456	24.1
06071004000	12,653	3,225	25.5
06071007106	3,941	205	5.2
06071007107	2,511	486	19.4
06071006900	2,937	905	30.8
06071006800	856	262	30.6
06071007000	7,123	2,210	31.0
06065042505	3,201	1,096	34.2
06065042212	6,230	452	7.3
06065042214	5,806	325	5.6
06065042409	3,144	347	11.0
06065042410	4,543	133	2.9
06071007104	4,035	163	4.0
06071007105	2,862	210	7.3
06071007108	2,127	316	14.9
06071007102	10,326	1,497	14.5
06071006000	1,587	348	21.9
06071007200	6,683	1,720	25.7
06071007301	11,916	2,663	22.3
06065042412	3,810	200	5.2
06071007302	7,698	416	5.4
06071007800	4,051	417	10.3
06071003403	3,656	516	14.1
06071003602	12,556	1,763	14.0
06071003501	13,476	2,580	19.1
06071003601	17,226	3,441	20.0
06071003700	3,253	847	26.0
06071003900	4,651	570	12.3
06071004401	3,700	716	19.4
06071003800	13,344	2,472	18.5

**TABLE 8.8-5**  
Distribution of Low Income Population by Census Tracts Within a 6-Mile Radius

<b>Tract</b>	<b>Total Population*</b>	<b>Income Below Poverty Level</b>	<b>Percent Low-Income</b>
06071006600	12,478	2,308	18.5
06071004402	9,497	1,930	20.3
06071006700	4,040	623	15.4
06071004900	6,774	2,572	38.0
06071004300	8,232	1,933	23.5
06071005000	1,782	481	27.0
06071005700	1,147	459	40.0
06071005900	1,142	488	42.7
06071005800	3,476	1,904	54.8
06071006500	5,751	2,392	41.6
<b>Total</b>	<b>409,598</b>	<b>79,049</b>	<b>19.3</b>

Source: 2000 Census.

\* Population numbers are only those for whom poverty was determined and exclude full-time college students.



**FIGURE 8.8-1**  
**MINORITY POPULATION DISTRIBUTION**  
**BY CENSUS BLOCKS WITHIN 6 MILES**  
**OF AES HIGHGROVE**  
 AES HIGHGROVE  
 GRAND TERRACE, CALIFORNIA



**FIGURE 8.8-2**  
**LOW INCOME DISTRIBUTION**  
**BY CENSUS BLOCK GROUPS WITHIN**  
**6 MILES OF AES HIGHGROVE**  
 AES HIGHGROVE  
 GRAND TERRACE, CALIFORNIA